

027.A

0001

0072.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

911,100 / 911,100

911,100 / 911,100

911,100 / 911,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72-74		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: TRUONG TAM V		
Owner 2: NGUYEN VI TUONG		
Owner 3:		
Street 1: 72 GRAFTON ST		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: 72-74 GRAFTON STREET LLC -	
Owner 2: -	

Street 1: 7 CUTTER ST

Twn/City: SOMERVILLE	Cntry
St/Prov: MA	
Postal: 02145	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Clapboard Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8455																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	908,100	3,000		911,100		422154
							GIS Ref
							GIS Ref
							Insp Date

PREVIOUS ASSESSMENT

Parcel ID	027.A-0001-0072.0	Date	Notes
Tax Yr	Use	Cat	Bldg Value
2022	102	FV	908,100
			3000
			.
			911,100
			Year end
			12/23/2021

!16699!

PRINT

Date	Time
12/30/21	22:57:45

LAST REV

Date	Time
12/03/21	09:04:44

danam

16699	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
72-74 GRAFTON S	76924-361	2	2/9/2021		929,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2021											DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:																	
Sty Ht: 1 - 1 Story		3/4 Bath: 2	Rating: Average	A 3QBth:	Rating:																	
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																	
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																		
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Sec Wall:	%	A Kits:	Rating:	Other																		
Roof Struct: 1 - Gable		Fpl: 1	Rating: Average	Upper																		
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																		
Color: BLUE		CONDO INFORMATION				Lvl 1																
View / Desir:						Lower																
GENERAL INFORMATION								Totals	RMs: 7	BRs: 3	Baths: 1	HB	UnSketched SubAreas: GLA: 1953,									
Grade: C+ - Average (+)						REMODELING				RES BREAKDOWN												
Year Blt: 1914	Eff Yr Blt: 2020					Exterior:				No Unit	RMS	BRS	FL									
Alt LUC:	Alt %:					Interior:				1	7	3	1									
Jurisdct: G22	Fact: .					Additions:																
Const Mod:						Kitchen:																
Lump Sum Adj:						Baths:																
INTERIOR INFORMATION								Plumbing:														
Avg Ht/FL: STD						Electric:																
Prim Int Wal 2 - Plaster						Heating:																
Sec Int Wall:	%					General:																
Partition: T - Typical						Totals				1	7	3										
Prim Floors: 3 - Hardwood																						
Sec Floors:	%																					
Bsmnt Flr: 12 - Concrete																						
Subfloor:																						
Bsmnt Gar:																						
Electric: 3 - Typical																						
Insulation: 1 - Typical																						
Int vs Ext:																						
Heat Fuel: 2 - Gas																						
Heat Type: 15 - H.V.A.C																						
# Heat Sys:																						
% Heated: 100	% AC: 100																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS																						
PARCEL ID 027.A-0001-0072.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	9X19	A	AV	1914		29.62	T	40	102			3,000						
More: N Total Yard Items: 3,000 Total Special Features: Total: 3,000																						
IMAGE AssessPro Patriot Properties, Inc																						